



**Benton County Planning Board
Public Hearing
Technical Advisory Committee Meeting**

December 3, 2014

6:00 PM

Benton County Administration Building
215 East Central Avenue, Bentonville AR

Planning
Board
Approval:

12/17/14

Meeting Minutes

PUBLIC HEARING:

Call to Order: The meeting was convened at 6:00 PM by Planning Board Chair Starr Leyva.

Roll Call: Starr Leyva, Ron Homeyer, Ashley Tucker, Rick Williams, Jim Cole, Mark Curtis, and Sean Collyge were present.

Staff present: Administrator of General Services – John Sudduth, Planning Director – Kevin Gambrill, and County Planner - Taylor Reamer were present.

Public Present: 9 members of the public were present. (See attached sign in sheet for additional information).

Disposition of Minutes: Mr. Curtis moved to approve the November 19, 2014 Planning Board Meeting Minutes. The motion was seconded by Mr. Tucker. The motion carried 7-0.

General Public Comment: None

Old Business: None

New Business:

- A. Hernandez, Anima, Ramos Variance #14-518, 16099 Wilson Court, Rogers AR 72756**
Represented by Willie Gamez, 903 W Mulberry Street, Rogers AR and Maria Ramos, 803 N 10th Street, Rogers AR

Staff Report: The applicant, Lilia Gamez, proposes a minor subdivision to split 6.18 acres into three new tracts: Tract A-1 (2.08 acres), Tract A-2 (2.06 acres), and Tract A-3 (2.04 acres). To proceed with the minor subdivision application, a building-to-property line setback variance is required. The existing residence (16099 Wilson Court) on the subject parcel is within the required 10 foot side yard building to property line setback, and is shown on proposed Tract A-1. The existing accessory shed structure labeled 'A' on the submitted survey plat is completely within the required 25 foot front building-to-property line setback for proposed Tract A-1. The two accessory shed structures labeled 'B' on the submitted survey plat are completely within the required 25 foot front building-to-property line setback for proposed Tract A-3.

The applicant is requesting the following variances for the property:

- 7.7 ft. side yard building to property line setback in lieu of the required 10 foot setback to accommodate the existing residence addressed 16099 Wilson Court.

- 0 ft. front building to property line setback in lieu of the required 25 foot setback to accommodate the shed for proposed Tract A-1.
- 0 ft. fronting building to property line setback in lieu of the required 25 foot setback to accommodate the two shed structures for proposed Tract A-3.

On October 13, 2014 the applicant provided a variance request.

Board Comment:

Mr. Tucker stated he would prefer that the variance apply only to the existing structures on site.

Mr. Gamez stated there was no intent to building anything else on the site.

Mr. Curtis stated that for planning purposes the future uses on site have to be considered with respect to additional buildings possibly being constructed.

Mr. Leyva asked in the applicant understood that the variance would apply only to existing structures on site.

Mr. Gamez confirmed he understood the application of the variance to existing buildings.

Public Comment:

William Brown, 13874 Branch Rd., Garfield AR

Mr. Brown stated he owns the property west of the variance property. He stated there had been environmental dumping and cars always parked on the street. He does not support any projects for this property. There are also septic issues with the site during the summer.

Clarence and Phyllis Krugler, 16027 Wilson Court, Rogers AR

Mr. Krugler stated he has concern with the traffic on Wilson Court. The cul-de-sac was originally used for school bus turn around. There are septic issues on site as well. Traffic and parking are the concerns for Mr. and Ms. Krugler.

Board Comment:

Ms. Leyva asked if the site had any open Environmental violations.

Staff stated all Environmental violations had been closed with Benton County Environmental Services.

Mr. Gamez stated the trash that was dumped by other family members. He and his wife had to clean up the property.

Vote: Mr. Tucker made a motion to approve the Hernandez, Anima, and Ramos Variance with the variance approval applying to existing structures only. The motion was seconded by Mr. Cole. The motion carried 7-0.

B. Bull Site Plan Review, Straightline Automotive, #14-506, 9141-9143 Greenhouse Rd., Bentonville AR 72712

Represented by Ross Bull, 9143 Greenhouse Rd., Bentonville AR and Kristy Huff, 13 Bytham Cir., Bella Vista AR

Staff Report: Ross Bull, applicant and property owner for Straightline Automotive, is proposing to construct a 3,330 sf commercial structure, in which 2,580 sf +/- would be used for a 6x bay automotive repair shop, with the remaining 750 sf used for office / administrative functions for the business. The property is currently improved with an existing, 1,684 sf dwelling, and an existing 684 sf accessory building. The accessory building would be used as part of the business, but for storage purposes only. Primary vehicular access is provided via an existing asphalt drive extending westward from the public ROW (Greenhouse Rd) to the existing dwelling. This drive would serve the proposed business, only, with vehicular access to the existing dwelling provided via a proposed secondary access point approximately 60 +/- ft. to the north of the current ingress/egress point. Sewerage would be disposed of via a temporary connection to the existing private septic system. Eventual connection to public sewer will be made via an extension line stemming from the adjacent subdivision now under construction.

To date, the following items are outstanding:

1. Revise 'site parking data table' as follows;
 - i. Correct required parking calculation for 'office' and re-calculate total parking spaces required accordingly
 - ii. Re-calculate total parking spaces provided to reflect the number of spaces shown on the site plan submitted 12/3/2014
 - iii. Revise notation on lower portion of parking table to reflect actual parking spaces provided relative to any parking variances requested – note: total provided is 22 standard spaces in lieu of the required 25 per site plan submitted 12/3/2014;
 - iv. Revise notation regarding parking variance so that the entire site is referenced, not individual uses (*i.e. – should not itemize out automotive repair shop*).
2. Revise site plan to include inset detail showing required, level 3 compatibility buffering between proposed auto shop and surrounding residential uses;
3. Revise site plan to consolidate proposed access drives from two (2) to one (1), oriented toward the central portion of the properties' frontage with the public ROW (*see w/ 'access drives' section*);
4. Drainage statement / cover letter from Certified Engineer confirming the adequacy of Stormwater management on-site, supported by both pre-development and post-development runoff coefficients, indicating if on-site stormwater management systems will be required to mitigate site runoff resulting from increased impervious surfaces. Statement / cover letter shall provide pre and post-development impervious cover calculations, and inclusive of existing dwelling on site (*p/o required SWP*).

Applicant Comment:

Mr. Bull stated he sees no outstanding items with respect to road cuts and the buffering requirements.

Ms. Leyva stated the standard stipulations outline the buffering criteria for the property required for this project.

Mr. Bull stated there was a grey area concerning buffering because he didn't know what the Creekside subdivision was going to install.

Ms. Leyva stated the Board is not hearing Creekside's proposal; considerations for the Bull Site Plan Review must be made for buffering.

Mr. Bull asked that Creekside buffering and his buffering to be considered together. Depending on what Creekside installs, he will further buffer based on the Board's recommendation.

Ms. Leyva stated that a part of the buffering installation includes a timeline for plantings, fence construction, etc. for approval.

Mr. Bull stated the waterline that was not shown on the site plan is now shown.

Ms. Leyva asked about the multiple drives the applicant is considering.

Mr. Bull stated he prefers two drives. He stated that the Benton County Roads Department did not have a problem with multiple drives, and he had furnished a letter to Staff attesting to that.

Mr. Gambrell stated that one drive should be considered, not a requirement. Also, in addition to Staff's recommendation for one access drive, the City of Centerton outlined the consideration for one access drive be used for the site. The City of Centerton's Planning Department was included in an inter-agency review for this project and the comments stemmed from the review outlined the single access drive rather than the two that are proposed.

Public Comment:

Herald Albaugh, 3403 SW Windy Way Ave., Bentonville AR

Mr. Albaugh stated he comes before the Board with two positions. First, as a homeowner and as the President of the Riverwalk Subdivision property owners association. The Riverwalk Subdivision is south and east of the proposed development. The homes in the subdivision are 255,000 - 300,000 dollar price range, with this development, home values would decrease. The property surrounding the proposed development is residential or agriculture. Allowing this development may result in an increase in commercial developments in the area, taking away from the already established residential aspect of the area. He recognizes the commercial developments on the north and south ends of Greenhouse Road, but the area between is the area of concern. Residential development is the main land use in this area, and believes it should continue. Mr. Albaugh is a former owner/operator of a business; he supports the business venture, but objects to the location.

Carl Walker, 6 Fiddlesticks, Rogers AR

Mr. Walker stated he is the developer of Creekside Subdivision. He stated his concern for the 10 lots that will be directly adjacent to this proposed development. The homes being constructed in this subdivision are in the 300,000 dollar range. The homes will be 2 stories, the proposed buffering will not be sufficient. He is concerned about the value and marketability of those 10 homes.

Board Comment:

Ms. Leyva asked Staff for the required ADA spaces for this site.

Mr. Gambrell stated 1 ADA space was required for this development.

Mr. Curtis asked the applicant about access drive consolidation.

Mr. Bull stated he would prefer two access drives.

Ms. Huff stated that the scale of the business is not large; the average number of customers per day is 5. There will not be a large increase in traffic generated by the new business.

Ms. Leyva asked what the hours of operation will be for the business.
Mr. Bull stated 7:30am – 5:30pm, Monday through Friday.

Mr. Bull stated that the Centerton Industrial Park on the west side of Creekside Subdivision will affect many more lots than his proposed development.

Mr. Tucker asked if the shop will be air conditioned.
Mr. Bull stated it would not be air conditioned.

Vote: Mr. Curtis made a motion to approve the Bull Site Plan Parking Variance. The motion was seconded by Mr. Cole. The motion carried 6-1. Mr. Williams voted in opposition.

Vote: Mr. Curtis made a motion to approve the Bull Site Plan with outstanding items 1, 2, and 4 completed prior to issuance of a decision letter. The motion was seconded by Mr. Cole. The motion carried 5-2. Mr. Williams and Mr. Tucker voted in opposition.

Public Hearing adjourned at 6:55pm.

TECHNICAL ADVISORY COMMITTEE

Call to Order: 6:55 pm

Old Business: None

New Business: None

Other Business:

A. Greenhouse Road – Future Improvements

Staff gave a brief outline of the discussion between area municipality representatives and county officials about the future development of Greenhouse Road.

Mr. Sudduth outlined a circulation of emails between city and county officials on a matter that the Board would benefit in knowing. The county is looking for any comment or recommendations about this future development of Greenhouse Road. Any comment that could improve the way Greenhouse Road is developed with respect to curb and gutter, street width, or anything that would create a uniformed direction of development.

Mr. Gambrill stated only 6 properties along Greenhouse Road are county jurisdiction.

Mr. Tucker asked if this was more under the review of the Roads Department under the Master Streets Plan. Mr. Sudduth stated it is, but there is a widely mixed jurisdictional area with Bentonville, Centerton, and the County all bordering this road.

Mr. Sudduth stated this email was more of the issue of working with applicants now, rather than creating issues with Right-of-way dedications in the future.

STAFF UPDATES: None

DISCUSSION ITEMS: None

Meeting Adjourned at 7:10 pm.

Sign-in Sheet

Date: 12/3/2014

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